

Review of Prior Studies and Findings

Collaborative Roadmap Phase III



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Executive summary

The Collaborative Roadmap Phase III (Phase III) project will build upon the findings, concepts, and recommendations from recent state-funded reports. The project team, working with the Department of Commerce (Commerce), will convene a task force to review the issues and make recommendations to the Washington State Legislature on proposed reforms to Washington State’s growth policy framework during both the 2022 and 2023 legislative sessions. Past reports, which include the Land Use Study Commission (1998), Governor’s Land Use Agenda (2006), A Road Map to Washington’s Future (2019), and Updating Washington’s Growth Policy Framework (2021) provide a foundation for the Phase III project. In response to direction in the State’s operating budget (ESSB 5092), this report identifies and highlights recommendations that changed the growth policy framework or are currently being considered by the Legislature.

Washington State’s growth policy framework consists of state laws that govern or influence the strategies state agencies and local governments use to plan for, implement, and manage land use policy, permitting and appeals, infrastructure, and environmental protections. The primary laws that guide our framework are identified in Figures 1 and 2.

Excerpt from Engrossed Substitute Senate Bill (ESSB) 5092 (Operating Budget):

... for [Commerce] to convene a task force to make recommendations regarding needed reforms to the state’s growth policy framework [...]. The process will build upon the findings, concepts, and recommendations in recent state-funded reports [...]. The task force must involve diverse perspectives including but not limited to representatives of counties, cities, special districts, the real estate, building, and agricultural industries, planning and environmental organizations, Tribal governments, and state agencies. Special effort must be made to include in these discussions the lived experiences and perspectives of people who have too often been excluded from public policy decision-making and unevenly impacted by those decisions.

ESSB 5092, pg. 64 - 65

Growth Policy Framework – primary statutes
Growth Management Act – RCW 36.70A
Shoreline Management Act – RCW 90.58
State Environmental Policy Act – RCW 43.21C
Local Project Review Act – RCW 36.70B
Land Use Petition Act – RCW 36.70C
Planning Enabling Act – RCW 36.70
Subdivision Statute – RCW 58.17

Figure 1: Growth Policy Framework Primary Statutes

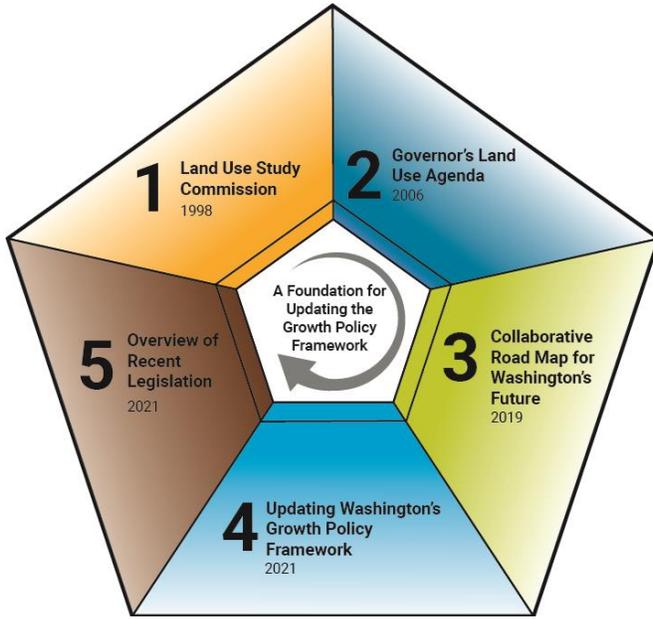
Growth Policy Framework – additional statutes	
Water System Coordination Act – RCW 70A.100	School Districts – RCW 28A
Regional Transportation Planning – RCW 47.80	Forest Practices – RCW 76.09
Interlocal Cooperation Act – RCW 39.34	Energy Facilities – RCW 80.50
City, Noncharter Code City, and County Governance – RCW 35 , 35A , 36	State Agencies and Universities – RCW 28B (higher ed) and RCW 43 (agencies)
Port Districts – RCW 53	Community Redevelopment Financing – RCW 39.89
Water and Sewer Districts – RCW 57	Multi-Family Property Tax Exemption – RCW 84.14
Public Utility Districts – RCW 54	Impact Fees – RCW 82.02
State Building Code – RCW 19.27	

Figure 2: Growth Policy Framework Additional Statutes

To build upon past efforts and craft additional recommendations for changes to the growth policy framework, the project team has review prior studies and findings from those studies. This includes how best to leverage prior work as part of the Phase III project. The four previous state-funded reports reviewed in this document include the Land Use Study Commission (1998), Governor’s Land Use Agenda (2006), A Road Map to Washington’s Future (2019), and Updating Washington’s Growth Policy Framework (2021).

Recommendations from past studies have resulted in successful legislation over the past 24 years. With renewed attention paid to updating the growth policy framework through the recent Road Map to Washington’s Future and Updating Washington’s Growth Policy Framework projects, additional legislation has been introduced to address recommendations and opportunities identified within those reports over the past two legislative sessions. Additional legislation has been introduced but has not been passed by the Legislature.

Those bills are likely to be reintroduced and provide a foundation on which to build for the 2022 and 2023 legislative sessions. This review of prior studies provides an overview of those bills that have successfully passed because of recommendations from recent reports and those that may be considered and leveraged going forward. This information will be used throughout the Phase III project, but will be especially helpful as preliminary project recommendations and a legislative report are produced prior to the 2022 session.



This document also helps identify where prior recommendations have been addressed, what gaps remain, and the prime opportunities for filling in those gaps during the 2022 legislative session (along with any other priorities identified by the task force). Issues, opportunities and gaps identified here will also help set the stage for larger-scale updates and recommendations, which will be provided prior to the 2023 legislative session (subject to the goals of the Legislature and the recommendations coming out of the task force and engagement process).

Figure 3: Four Prior Studies and Recent Legislation

This report, Review of Prior Studies and Findings (project deliverable 2), has been produced in tandem with the Project Framework and Path to Success (project deliverable 1), which includes an engagement plan. Together, the project team will use both project deliverables as initial recommendations are made by the task force for the draft and final legislative report this fall and as recommendations are made throughout the project. Figure 4 provides an overview of the process and deliverables for the Phase III project.

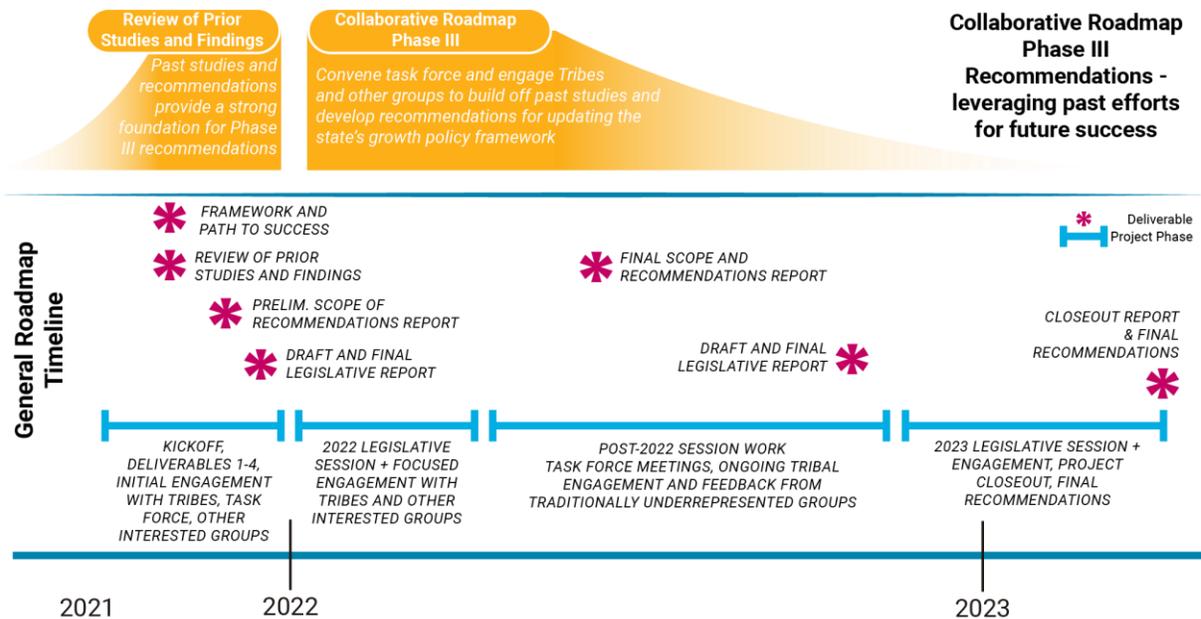


Figure 4: Overview of Roadmap Phase III Timeline and Process

Prior Studies Overview

Many of the recommendations of previous state-funded reports, including the Land Use Study Commission (1998) and Governor’s Land Use Agenda (2006), have resulted in statutory changes. More recent recommendations from A Road Map to Washington’s Future (2019) and Updating Washington’s Growth Policy Framework (2021) have resulted in legislation that has passed or been introduced over the past two legislative sessions. The Collaborative Roadmap Phase III project will build upon these efforts.

Understanding the gap between previous recommendations and what has been addressed through legislation (or pending legislation) can provide a strong foundation for recommendations to be made as part of the Phase III project.

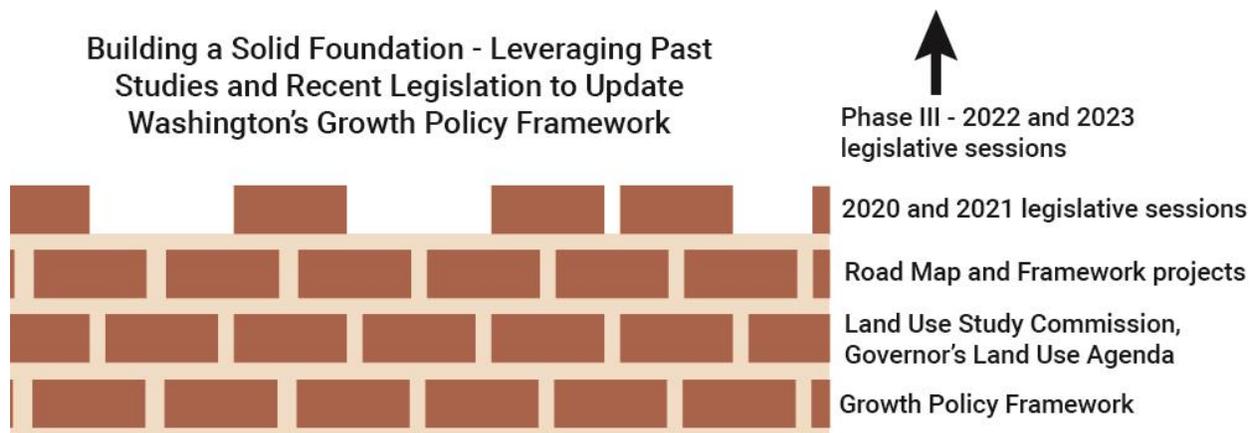


Figure 5: Foundations of Phase III

Figure 6, on the following page, provides a summary of the recommendations and discussion topics from the Road Map and Framework projects, cross-tabulated with successful and proposed legislation from the past two legislative sessions. The figure provides a clear overview of where recommendations have been addressed or partially addressed in legislation, where there are significant opportunities for making further progress in the 2022 session and where gaps remain that could be the subject of a more comprehensive set of reforms in the 2023 session. Additional detailed information regarding past studies and legislation is provided in subsequent sections of this report.

Roadmap to WA's Future Recommendations	Updating WA's Growth Policy Framework Discussion Topics	Successful Legislation	Proposed Legislation
Funding and Revenue Generation Enhancing state funding and creation of new fiscal tools for jurisdictions	Cycle for updating & dedicated funding for planning		<p><u>HB 1337 - 2021-22</u> Provide General Fund distribution to incentivize cities and counties to adopt accessory dwelling unit (ADU) policies</p> <p><u>HB 1157 2021-22</u> Authorizes counties and cities to establish a real estate excise tax density incentive zone within urban growth areas and provides for the distribution of state real estate excise tax revenues within such incentive zones.</p>
Adaptive Planning at Regional Scale Convene collaborative process to explore how best to achieve goals of GMA through development of adaptive management and regionally based approach that provides flexibility, coordination, and opportunities to address local and changing conditions. Includes consulting with Tribal governments.	Adaptive and inclusive planning at a regional scale		<p><u>HB 1241 2021-22</u> Requires counties, cities, and other local governments to consult with federally recognized Tribes during the planning processes under the Growth Management Act upon receipt of notice from the Tribes that they are planning or would like to plan, and requires planning and coordination with Tribes on certain aspects of a comprehensive plan</p>
Adaptive Planning at Regional Scale Initiate government to government consultation with Tribes			<p><u>HB 1241 2021-22</u> Requires counties, cities, and other local governments to consult with federally recognized Tribes during the planning processes under the Growth Management Act upon receipt of notice from the Tribes that they are planning or would like to plan, and requires planning and coordination with Tribes on certain aspects of a comprehensive plan</p>

Roadmap to WA's Future Recommendations	Updating WA's Growth Policy Framework Discussion Topics	Successful Legislation	Proposed Legislation
<p>Resilience to Changing Conditions and Disasters Strategies, policies, implementation plans, and funding for climate adaptation and mitigation at all levels</p>	<p>Climate change</p>	<p>SB 5381 - 2021-22 Addressing fish passage project permit streamlining</p>	<p>HB 1099 - 2021-22 Improving the state's climate response through updates to the state's comprehensive planning framework. Requires Commerce to publish guidelines to reduce GHC emissions</p> <p>SB 5314 2021-22 Provides a definition for best available science and modifies the best available science to be used and considerations to be made in designating and protecting critical areas.</p>
<p>Integrate disaster preparedness and emergency and recovery planning with growth management planning and policies</p>		<p>HB 1099 - 2021-22 Improving the state's climate response through updates to the state's comprehensive planning framework. Requires Commerce to publish guidelines to reduce GHC emissions.</p> <p>HB 1117 - 2021-22 Promoting salmon recovery through revisions to the state's comprehensive planning framework.</p>	
<p>Statewide Water Planning Establish collaborative process for developing statewide water plan</p>			
<p>Equity Integrate equity as a goal in growth planning, policies, strategies, and implementation, including adopting it as a goal of the GMA and an adaptive management and regionally based approach</p>	<p>Adaptive and inclusive planning at a regional scale</p>	<p>HB 1335 - 2021-22 Concerning review and property owner notification of recorded documents with unlawful racial restrictions</p>	<p>HB 1233 2021-22 Concerning limited areas of more intensive rural development. Requires that new planning for an LAMIRD should rectify systematic equity violations imposed on disadvantaged communities</p>

Roadmap to WA's Future Recommendations	Updating WA's Growth Policy Framework Discussion Topics	Successful Legislation	Proposed Legislation
Economic Development Develop and implement a statewide economic development strategy with emphasis on improving rural economies and slow-growing cities			<u>SB 5275 2021-22</u> Allows development and redevelopment in terms of building size, scale, use, or intensity within a limited area of more intensive rural development if all existing providers of public facilities and services confirm that there is sufficient capacity to serve the new or increased demand from the development
Economic Development Integrate capital facilities and economic development planning of Ports with local and regional capital facilities, growth management, and transportation planning			
State agency coordination with, and support for, regional plans - integrate state agency planning into the GMA and consider how to improve coordination in implementation of regional growth management plans			
Funding and capacity for planning and implementation - increase grants for cities and counties to plan under GMA	Cycle for updating & dedicated funding for planning		
Funding and capacity for planning and implementation - align funding of county government with realities of implementing GMA			

Roadmap to WA's Future Recommendations	Updating WA's Growth Policy Framework Discussion Topics	Successful Legislation	Proposed Legislation
Monitoring and evaluation of comprehensive and regional plans - fund and develop guidelines and methods for performance monitoring and measurement of comprehensive and regional plan implementation			HB 1241 -2021-22 Implement progress report requirement with monitoring
Education - Incorporate growth planning framework, roles of local, regional, and state govts, and responsibilities of elected officials as policymakers into required training for elected officials			
Education - identify opportunities to strengthen civics education			
Health of environment - add a planning goal to GMA - resilience to climate change and natural disasters	Climate change		HB 1099 - 2021-22 Improving the state's climate response through updates to the state's comprehensive planning framework. HB 1117 - 2021-22 Promoting salmon recovery through revisions to the state's comprehensive planning framework. SB 5306 2021-22 Requires the Department of Fish and Wildlife to adopt conservation and restoration guidelines to assist counties and cities in the preservation and enhancement of anadromous fisheries, as part of designating and protecting critical areas under the Growth Management Act

Roadmap to WA's Future Recommendations	Updating WA's Growth Policy Framework Discussion Topics	Successful Legislation	Proposed Legislation
Health of environment - convene collaborative process with, at minimum, reps of cities, counties, Tribes, state agencies, ports, business, development, planning, and envir orgs to ID areas of agreement for reforming SEPA			
Human health and wellbeing - add planning goal to GMA on human health and wellbeing; elevate and fund implementation of human health and wellbeing in growth management			
Human health and wellbeing - Prepare "comprehensive planning and civic design for public health" guidebook			
Housing - develop funding strategies and new fiscal tools for cities and counties to implement housing elements in comp plans and monitor achievement of housing targets	Housing	<u>HB 1923 – 2019-20</u> Provides cities grants to take actions to increase housing supply.	<u>HB 1337 - 2021-22</u> Provide General Fund distribution to incentivize cities and counties to adopt ADU policies <u>HB 1157 2021-22</u> Authorizes counties and cities to establish a real estate excise tax density incentive zone within urban growth areas and provides for the distribution of state real estate excise tax revenues within such incentive zones.

Roadmap to WA's Future Recommendations	Updating WA's Growth Policy Framework Discussion Topics	Successful Legislation	Proposed Legislation
<p>Housing - address availability of middle-income housing, low- and middle-income homeownership, and impacts of short-term rentals and investment homes on housing availability and affordability</p>		<p><u>HB 2343 – 2019-20</u> Concerning urban housing supply. Bill provides limits on residential parking requirements for low-income housing near transit and addresses action cities fully planning under the GMA are encouraged to take in order to increase residential building capacity.</p> <p><u>E2SHB 1220 – 2021-22</u> Comprehensive planning, emergency housing/shelters and transitional and permanent supportive housing, Housing Element, existing and projected needs inventory and analysis, providing affordable housing at all low-income levels</p> <p><u>ESSB 5235 – 2021-22</u> Increasing housing units inventory by removing arbitrary limits on housing option</p>	<p><u>HB 1232 2021-22</u> Requires cities and counties planning under the Growth Management Act (GMA) to plan for single-family residences such as detached dwellings, duplexes, triplexes, and townhomes within urban growth areas (UGAs) in the housing element of the comprehensive plan</p> <p><u>SB 5189 2021-22</u> Authorizes a person to apply for an American Dream Home permit through 2031 to encourage development of single-family homes for low-income households</p> <p><u>SB 5269 2021-22</u> Requires all Growth Management Act planning jurisdictions to allow for multifamily housing units in areas zoned for single-family residential use within urban growth areas (UGAs).</p>
<p>Annexation - convene collaborative process with, at minimum, reps of cities, counties, special districts, boundary review boards, planning and enviro. orgs to ID areas of agreement for reforming annexation laws to streamline process and remove barriers while maintaining fiscal sustainability of counties, clarifies roles of special districts, and reduces conflicts</p>	<p>Municipal Annexation</p>	<p><u>2SSB 5368 - 2020-21</u> Encouraging rural economic development, review by Hearings Board, Interlocal agreements/annexations/annexation sales tax credit</p>	

Roadmap to WA's Future Recommendations	Updating WA's Growth Policy Framework Discussion Topics	Successful Legislation	Proposed Legislation
Economic viability of ag and other natural resource industries - support policies and programs that enhance economic and environmental viability of agriculture and ID and develop strategies and programs that address needs of farmers		2SSB 5368 - 2021-22 Encouraging rural economic development, review by Hearings Board, Interlocal agreements/annexations/annexation sales tax credit	
Economic viability of ag and other natural resource industries - assess cumulative impacts of laws and regulations on ability of ag and other natural resource-based industries to be economically viable and achieve desired environmental outcomes			
Transportation - clarify how six chief goals of WA State Transportation Plan can be achieved in context with GMA planning goals			
Transportation - provide funding for WSDOT, WSTC, RTPs, and local govts to monitor and evaluate their plans, policies, and systems			
Transportation - consider strengthening requirements and incentivize use of multimodal performance measures within UGAs			SB 5312 - 2021-22 Authorizes the use of appropriations to the Growth Management Planning and Environmental Review Fund to fund grants to cities to pay for certain planning-related costs related to transit-oriented development, including subarea plans and environmental impact statements.

Roadmap to WA's Future Recommendations	Updating WA's Growth Policy Framework Discussion Topics	Successful Legislation	Proposed Legislation
Transportation - consider strengthening and funding local planning requirements for freight			
Transportation - integrate state highways into the GMA transportation concurrency system			
Coordination with military installations - coordinate planning between federal military installations and regional, county, and city govts			
Other - convene multi-sector urban and rural summits to dialogue and help ID priorities for modifications to GMA for rural and urban communities			
Other - consider revising update cycle for comp plans from every 8 years to every 10 years. Begin in phases, starting with moving the next update deadline for four central Puget Sound counties from 2023 to 2025 in order to sync with population data from 2020 census	Cycle for updating & dedicated funding for planning		HB 1241 2021-22 Increases the review and revision cycle for comprehensive plans and Shoreline Master Plans from eight to ten years.
Other - convene collaborative process to ID areas of agreement for improvements to growth policy framework's development regulations and permitting processes to shorten time needed to issue permits, increase predictability, and achieve better outcomes	Development regulations and permit processes		SB 5380 - 2021-22 Directs the Department of Commerce to work with affected stakeholders to evaluate local government project review and permit timelines and provide recommendations for streamlining the permit issuance process by December 1, 2021.

Roadmap to WA's Future Recommendations	Updating WA's Growth Policy Framework Discussion Topics	Successful Legislation	Proposed Legislation
Other - convene process to gather additional information and research to ID areas of agreement for improvement to LAMIRD provisions of GMA			<p><u>SB 5042 - 2021-22</u> Concerning the effective date of certain actions taken under the growth management act. Creates or expands LAMIRDs</p> <p><u>HB 1233 2021-22</u> Concerning limited areas of more intensive rural development. Requires that new planning for an LAMIRD should rectify systematic equity violations imposed on disadvantaged communities</p>
Other - integrate school district capital facilities planning, including school siting, with land use and capital plans of local govts			
Other - integrate water and sewer districts, school districts, and port district planning into the GMA			
Other - initiate review of state statutes, beginning with SMA and SEPA to ID major conflicts or disconnects with goals and requirements of GMA	Development regulations and permit processes	<p><u>HB 2342 - 2019-20</u> aligns timing of comp plan updates required by the GMA with the timing of SMP updates required by the SMA</p>	<p><u>HB 2342 - 2019-20</u> aligns timing of comp plan updates required by the GMA with the timing of SMP updates required by the SMA</p>

Figure 6: Growth Policy Framework Recommendations and Opportunities

Land Use Study Commission (1998)

Overview

The Land Use Study Commission was established by the Legislature in 1995 and issued annual reports and recommendations in 1996 and 1997. The 14-member Commission was established with the overall mission to integrate the state's land use and environmental laws into a single manageable statute. In addition, the Commission was tasked to evaluate several topics which match closely to findings, concepts and recommendations that would come from later studies, including:

- The effectiveness of state and local government efforts to consolidate and integrate the Growth Management Act (GMA), the State Environmental Policy Act, the Shoreline Management Act, and other land use, planning, environmental, and permitting laws.
- Revisions and modifications needed to State land use, planning, and environmental law and implementation to adequately plan for growth and achieve economically and environmentally sustainable development, to adequately assess environmental impacts of comprehensive plans, development regulations, and growth, and to reduce the time and cost of obtaining project permits.
- Monitor instances state-wide of the vesting of project permit applications during the period that an appeal is pending before a growth management hearings board.
- Monitor local government consolidated permit procedures and the effectiveness of the timelines established by RCW 36.70B.090.
- Evaluate funding mechanisms that will enable local governments to pay for and recover the costs of conducting integrated planning and environmental analysis.

The Land Use Commission Reports also recommended streamlining the standard of review process to align with Courts, refining the Growth Management Hearing Board's processes, and clarify actions required after determinations. It also recommended local governments be incentivized to comply with the GMA.

The 1996 report looked at GMA issues grouped into three categories: GMA Requirements, Review of Local Government Decisions, and Financing. Each issue was accompanied by a set of recommendations which considered the pros and cons of the proposed options.

The Commission's 1996 recommendations were introduced as SB 6094 and were left largely intact in the bill as it was signed by the Governor. The following is a brief summary of recommendations from the Commission's 1996 Report that were included as elements of ESB 6094 and those recommendations which were not considered by the Legislature.

The following issues were included in ESB 6094:

GMA Requirements	Review of Local Government Decisions
Public participation – requirement for additional notice to the public when amendments to a comprehensive plan will affect a property owner	Standard of Review – Changes Hearings Board standards from “preponderance of the evidence” to “clearly erroneous” – was designed to give greater weight to the decisions of local elected officials.
Monitoring and Review Program – creation of Review and Evaluation (or Buildable Lands) program.	Invalidity – Changes in the manner in the authority of the GMHBs to invalidate part or all of a comprehensive plan or development regulation
Rural Lands – Provided flexible standards by which a county could allow appropriate development in rural areas including allowance for Limited Areas of More Intense Rural Development (LAMIRD)	Board Procedure and Dispute Resolution Options – Allows flexibility in the time for issuance of a decision to allow alternative dispute resolution
Agricultural Lands – Use of innovative zoning techniques	Incentives for Compliant Local Governments – Adjustments to annexation laws intended to provide a consistent process for annexation, regardless of the legal structure of a city, and to simplify the process for annexing territory largely surrounded by a city.

Figure 7: Issues addressed in ESB 6094 (1996)

Recommendations *not* addressed by the Legislature included:

1. Infrastructure Finance – recommendation that local governments planning under the GMA be given the authority to impose a sales tax on new construction to help fund capital facilities plans adopted under the GMA. Any tax imposed would be a credit against the state sales tax, resulting in no net tax increase, but only a shift of revenue from the state to local governments.
2. Integrated Planning and Environmental Review – The 1995 Legislature created the Planning and Environmental Review Fund to fund efforts to better integrate environmental review and land use planning. The premise was that if better environmental review is conducted during planning stages, the need to analyze environmental impacts during project review will be lessened.

The 1997 report continued the previous year’s efforts. It included substantial information on several topical areas consistent with issues that will be reviewed as part of the Phase III project. For several topics, overviews were provided, but no formal recommendation for legislation was made. The report also outlined pros and cons for several of these topics. Areas discussed in the 1997 report included:

- Ways to consolidate growth management framework into one manageable statute – no recommendation provided due to lack of consensus
- Stronger integration of special purpose districts have not been adequately integrated into the Growth Management Act
- Vesting during a period of non-compliance or invalidity
- Infrastructure financing

Conclusions and Lessons Learned

The 14-member Land Use Study Commission successfully brought forward recommendations that were integrated into Washington’s Growth Policy Framework. This includes enhanced public participation requirements and development of the Review and Evaluation program, which is used by seven of our fastest growing counties today. It is clear that work conducted in 1996 resulted in numerous recommendations that made it into ESB 6094, which ultimately became law. Efforts to provide additional recommendations in 1997 became more difficult. Although several issues were studied and discussed at length, the Commission was unable to generate specific recommendations for some issues. Many of those issues, including vesting, paying for infrastructure, and stronger integration of special purpose districts into planning efforts, are still issues today and were topics brought forward during the Road Map to Washington’s Future and Updating Washington’s Growth Policy Framework projects.

Learning from this important project and leveraging the work completed is an important step as Phase III moves forward. The following are some high-level observations and lessons learned from the Land Use Study Commission.

Land Use Study Commission	Applicability to Phase III - Leveraging efforts/lessons learned
The Commission consisted of 14 members. The smaller size of the group allowed them to work through numerous areas of the growth policy framework. Even where recommendations were not made, substantial information was produced that could aid this project.	The size of the Commission is consistent with the general size anticipated for the Collaborative Roadmap Phase III task force. This seemed to work well and allowed the Commission to work through numerous topical areas associated with the growth policy framework.
The Commission represented a cross-section of those interested in land use and environmental issues, including business, agriculture, labor, environmental and neighborhood activists, local and state governments, the Tribes, and the general public.	The cross-section represented on the Commission provides a great foundation for this project. Groups identified as part of this project have been involved with recent Roadmap and Framework projects and will certainly be part of the engagement process for this project, including direct engagement or representation on the task force.



	Recent efforts, including this project, appear to provide broader opportunities for engagement. This includes engagement focused on Tribes and the lived experiences and perspectives of people who have too often been excluded from public policy decision-making and unevenly impacted by those decisions.
The Commission worked over more than one legislative session.	The 1996 and 1997 Commission reports provide a good guidepost for the amount of work and approach towards making recommendations that can be accomplished in each year of a multi-session project. Given the Phase III task force will also work over two sessions, the approach previously utilized can certainly help inform the process for this project.
The Commission appears to have worked off of consensus. This led to work on several issues where information was developed, but no recommendation was formally made to the Legislature.	The approach to making recommendations from the task force to the Legislature will be important. Even where consensus is not reached, it may still be important to forward recommendations, while providing the perspectives of task force members who may not agree with the recommendation.

Figure 8: Land Use Study Commission Lessons Learned

Governor's Land Use Agenda (2006)

Overview

Governor Gregoire's 2006 Land Use Agenda aimed at identifying known problems and issues with land use and the growth policy framework and applying legislative actions to address these issues. The agenda identified the need for best available science informing local decisions, greater flexibility in GMA timelines for slower-growing communities, consideration of flexibility in agricultural accessory uses, support for agriculture pilot programs, and reaffirming eminent domain restrictions.

Proposed legislation in the report Included:

- Clarifying the best available science requirements to protect critical areas. While [HB 2815](#) did not pass, it provided an option where cities and counties could adopt Best Available Science (BAS) recommendations provided by Commerce instead of having to develop their own record. If adopted and implemented, GMA appeals would be limited.
- [SSB 6427](#) passed the Legislature and provided a three year extension for slower growing counties to review and revise (update) policies and development regulations concerning critical areas and resource lands. The bill also provided new language allowing comprehensive plans to be updated more than one time per year for planned action.
- [SHB 2917](#) passed the Legislature and expanded the allowance for nonagricultural accessory uses to include support of agricultural uses. It also clarified that non-agricultural uses may be allowed when consistent with the size, scale, and intensity of the existing agricultural use of the property and the existing buildings on the site.

Conclusions and Lessons Learned

Governor Gregoire's 2006 Land Use Agenda focused on creation of legislation aimed at identifying known problems and issues with land use and the growth planning framework and applying legislative actions to address these issues. The Governor's Land Use Agenda began as a set of proposed bills. Outreach included a series meetings and workshops to discuss first drafts of six proposed bills. Targeted outreach to key stakeholders and implementers of the Growth Management Act followed the workshops.

For this project, the Governor's office put forward ideas and for each bill identified:

- The statement of the problem the bill is addressing;
- What the proposed bill would do; and
- Who would benefit

Learning from this project and leveraging the work completed is an important step as Phase III moves forward. The following are some high-level observations and lessons learned from the Governor's Land Use Agenda.

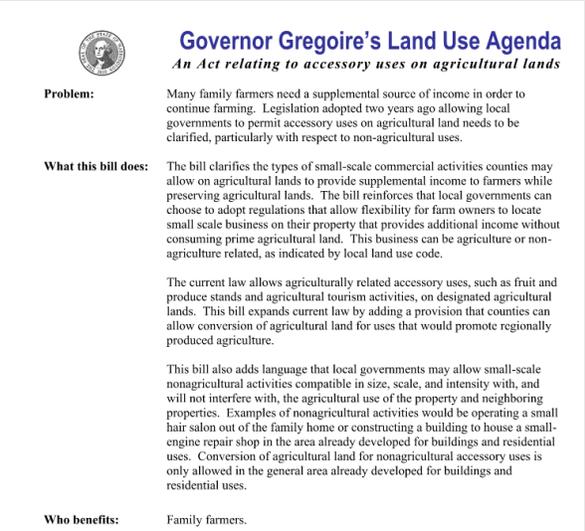
Governor’s Land Use Agenda	Applicability to Phase III - Leveraging efforts/lessons learned
<p>The Land Use Agenda used a format to bring forward the ideas and initiatives that resulted in legislation. This included the problem statement, what the bill would do, and who it would benefit.</p> 	<p>This format coupled with additional information such as pros/cons and task force recommendations could be a good format to use as recommendations are made on specific topics.</p>
<p>The project relied on a core team of agencies who developed initial legislation and then engaged key stakeholders and implementers of the Growth Management Act.</p>	<p>Involvement of key state agencies early in the process will be an element of the Phase III project. However, this project is going to focus on strong upfront engagement and development of recommendations from the task force, rather than stakeholders providing comments on legislation that is already developed.</p> <p>This approach should provide broader opportunities for engagement. This includes engagement focused on Tribes and the lived experiences and perspectives of people who have too often been excluded from public policy decision-making and unevenly impacted by those decisions.</p>

Figure 9: Governor’s Land Use Agenda Lessons Learned

A Road Map to Washington’s Future (2019)

Overview

In 2017, the Washington State Legislature allocated funds to the William D. Ruckelshaus Center for a two-year project to create a Road Map to Washington’s Future (Road Map).

The purpose of the project was to articulate a vision of Washington’s desired future and identify additions, revisions, or clarifications to the state’s growth management and planning framework needed to reach that future. The project included gathering information and hearing from 2,500 individuals, which included nearly 400 elected officials. (Road Map to Washington’s Future Final Report)

The Road Map project gleaned information from those who participated about what they feel is and is not working well within the growth policy framework. Issues were captured by topic. In addition, Road Map identifies actions that translate into “Transformational and Systemic Change”, as well as recommendations for key reforms that would improve the existing framework. The tables below list recommended policy actions by topic. A full cross-tabulation of specific ideas can be found in [Appendix A](#).

Figure 10, below, contains the recommended actions from the Road Map project related to transformational and systemic change.

Topic	Actions
Funding and Revenue Generation	Focus legislative efforts on enhanced state funding and new fiscal tools that enable cities, counties, regions, and state agencies to address needs and manage growth.
Adaptive Planning at a Regional Scale	<p>Convene a collaborative process to explore how best to achieve the goals of the GMA through the development of an adaptive management and regionally-based approach that provides flexibility, coordination, and creates opportunities to address local and changing conditions and needs. Consult with Tribal governments, to determine if and how they may want to be involved in such a process.</p> <p>Initiate government-to-government consultation with Tribes in Washington State, to discuss the key questions asked, and guidance detailed, in the Road Map to Washington’s Future Report.</p>
Resilience to Changing Conditions and Disasters	<p>Develop comprehensive and integrated strategies, policies, implementation plans, and funding for climate adaptation and mitigation on the local, regional, and state level.</p> <p>Integrate disaster preparedness, and emergency and recovery planning, with growth management planning and policies.</p>
Statewide Water Planning	Establish a collaborative process to develop a statewide water plan for sustainably protecting, managing, and developing water resources in the state, for current and future generations.

Topic	Actions
Equity	Integrate equity as a goal in growth planning, policies, strategies, and implementing actions, including adopting it as a goal of the GMA and an adaptive management regionally-based approach, if developed.
Economic Development	<p>Develop and implement a statewide economic development strategy that builds on the unique assets and needs of the diverse regions of the state. Place emphasis on improving rural economies and slow-growing cities. Identify in the strategy what is needed to support local economic development plans, including state agency programs and state investments.</p> <p>Integrate the capital facilities and economic development planning of Ports with local and regional capital facilities, growth management, and transportation planning.</p>

Figure 10: Road Map Recommended Actions for Transformational and Systemic Change

In addition, the Road Map project identified key reforms that could “Improve the Existing Growth Planning Framework”, as shown in Figure 11 below.

Topic	Actions
State Agency Coordination with, and Support for, Regional Plans	Integrate State agency planning into the GMA and consider how to improve coordination in the implementation of regional growth management plans.
Funding and Capacity for Planning and Implementation	Increase grants for cities and counties to plan under the GMA. Align funding of county government with the realities of implementing GMA.
Monitoring and Evaluation of Comprehensive and Regional Plans	Fund and develop guidelines and methods for performance monitoring and measurement of comprehensive and regional plan implementation.
Education	<p>Incorporate into already existing required training for elected officials an understanding of policies in the growth planning framework; the roles of state, regional, and local governments and the responsibilities of elected officials as policy makers, related to growth management.</p> <p>Identify opportunities to strengthen civic education throughout the state and across all sectors, including K-12, as well as community-based programs.</p>
Health of the Environment	<p>Add goal to GMA - Resilience to climate change and natural disasters.</p> <p>Convene a collaborative process with, at a minimum, representatives of cities, counties, Tribes, state agencies, ports, business, development, planning, and environmental organizations to identify areas of agreement for reforming the State Environmental Policy Act.</p>

Topic	Actions
Human Health and Well-Being	<p>Add a Planning Goal to the GMA on Human Health and Well-Being. Elevate and fund the implementation of human health and well-being as a goal in growth management planning and implementation, including the design and location of transportation and other infrastructure, land use plans, and development regulations.</p> <p>Prepare a “comprehensive planning and civic design for public health” guidebook to assist state agencies and local governments on ways they could factor human health and well-being into updating their comprehensive plans, and the design and implementation of capital facilities such as state highways, county roads, city streets, and public parks. This could be a joint effort of the Departments of Commerce and Health, in consultation with Tribal governments, State agencies, local governments, public health professionals, and county public health departments.</p>
Housing	<p>Develop funding strategies and new fiscal tools for cities and counties to implement the housing elements in their Comprehensive Plans and monitor achievement of housing targets.</p> <p>Address availability of middle- income housing, low and middle-income homeownership, and the impacts of short-term rentals and investment homes on housing availability and affordability.</p>
Annexation	<p>Convene a collaborative process with, at a minimum, representatives of cities, counties, special districts, boundary review board, planning and environmental organizations to identify areas of agreement for reforming annexation laws in a way that streamlines the process and removes barriers to annexation of land adjacent to existing cities, maintains the fiscal sustainability of counties, clarifies the role of special districts, and reduces conflicts.</p>
Economic Viability of Agriculture and Other Natural Resource Industries	<p>Support policies and programs that enhance the economic and environmental viability of agriculture and identify and develop strategies and programs that address the needs of farmers.</p> <p>Undertake an assessment of the cumulative impacts of laws and regulations on the ability of agriculture and other natural resource-based industries to be economically viable and to achieve desired environmental outcomes.</p>
Transportation	<p>Clarify how the six chief goals of the Washington State Transportation Plan can be achieved in context with GMA Planning Goals. Provide funding support for WSDOT, WSTC, RTPOs, and local governments to monitor and evaluate how well their plans, policies, and systems are working, in order to enable them to consider appropriate course corrections.</p>

Topic	Actions
	<p>Consider strengthening the requirements and incentivizing the use of multimodal performance measures within urban growth areas.</p> <p>Consider strengthening and funding local planning requirements for freight.</p> <p>Integrate state highways into the transportation concurrency system.</p>
<p>Coordination with Military Installations</p>	<p>Coordinate planning between federal military installations and regional, county, and city governments.</p>
<p>Other GMA Modifications</p>	<p>Convene multi-sector urban and rural summits to dialogue and help identify priorities for modifications of the GMA that would improve planning and implementation for rural and urban communities.</p> <p>Consider revising the update cycle for comprehensive plans from every eight years to every ten years. Begin this process in phases, starting with moving the next update deadline for the four Central Puget Sound counties from 2023 to 2025, in order to sync with population data from the 2020 Census.</p> <p>Convene a collaborative process to ID areas of agreement for improvements to the statewide planning framework’s development regulations and permitting processes to shorten the time needed to issue permits and increase predictability and achieve better outcomes for permit applicants and residents in the vicinity of new development.</p> <p>Gather additional information and research and to identify areas of agreement for improvements to the GMA provisions for LAMIRDs.</p> <p>Integrate school district capital facilities planning, including school siting, with the land use policies and capital plans of local governments.</p> <p>Integrate water and sewer districts, school districts, and port district planning into the GMA.</p> <p>Initiate a review of State statutes, beginning with the SMA and SEPA, to identify major conflicts or disconnects with the goals and requirements of the GMA, and undertake efforts to reduce gaps, conflicts, or redundancies</p>

Figure 11: Road Map Recommendations for Improving the Existing Planning Framework

Conclusions and Lessons Learned

The Road Map to Washington’s Future project identified numerous potential additions, revisions, and clarifications to the state’s growth policy framework that were considered by the Legislature. The project identified reforms that would create “Transformational and Systemic Change” and those that would “Improve the Existing Growth Planning Framework.”

Project recommendations were formulated after two years of engagement throughout Washington State. Learning from this important project and leveraging the work completed is an important step as Phase III moves forward. The following are some high-level observations and lessons learned from the Road Map to Washington’s Future.

Road Map to Washington’s Future	Applicability to Phase III - Leveraging efforts/lessons learned
<p>The Road Map project included a robust engagement process that is documented within the project report. This included workshops throughout the State over a two year period and participant surveys on what is working well and not working well within the growth policy framework. The report documents the participant list and both workshop summaries and interview questions that were asked. The project gathered information from 2,500 individuals, including nearly 400 elected officials.</p>	<p>The engagement plan prepared for the Phase III project will build upon the engagement efforts conducted as part of the Road Map project. The information and perspectives previously gathered and shared will be invaluable to the Phase III task force as recommendations are made.</p> <p>We will leverage the engagement completed previously. It will allow this project to focus engagement as specified by the Legislature and create recommendations that will be made by the task force and considered by the Legislature.</p>
<p>The Road Map project identified a comprehensive set of reforms and actions that should be considered.</p>	<p>The Road Map project, along with existing legislation that has been developed as a result of the project, will provide a great foundation from which the task force can work as they make recommendations.</p> <p>The work completed will also allow this project to have already developed ideas to build on. This will allow the task force the ability to focus on refining the existing recommendations and legislation along with developing new ideas when brought forward by the task force or through engagement conducted as part of this project.</p>

Figure 12: Road Map Lessons Learned

Updating Washington’s Growth Policy Framework (2021)

Overview

Updating Washington’s Growth Policy Framework (Framework) continued the work of the 2019 Road Map project. The project ran from July 30 - December 15, 2020 (final report published in January 2021) and engaged stakeholders, State agencies, and seven Tribal governments in conversations about urgently-needed reforms to Washington’s growth policy framework.

The Framework project grew out of the Road Map project and the fact that the latter did not include specific statutory language. The Legislature empowered the Department of Commerce to fund a work group to review and make specific statutory recommendations for updating the Growth Management Act in time for the 2021 legislative session.

This goal was derailed by the COVID-19 pandemic in 2020, and the project was scaled back in resources and timeline. While this Framework project made no specific recommendations for 2021 legislation, the project team at the University of Washington’s Center for Livable Communities did offer several process recommendations, including continuation of work, which resulted in the Phase III project.

While broad agreement for specific legislative changes did not result from this project, there was agreement that urgent issues, such as housing affordability, environmental degradation, and societal inequity, are likely to become more severe over time and that continued work was warranted. A more detailed tabulation of project discussion points can be found in [Appendix B](#).

Six specific issues or themes were pulled forward and analyzed as part of this project:

Theme	Main Points of Discussion
Adaptive & Inclusive Planning at a Regional Scale	<p>Consideration of the goals of the GMA and what the Road Map project team found in conducting engagement statewide</p> <p>Regional diversity – how to right-size the growth policy framework? Some discussion of updating statutes like the Shoreline Management Act and SEPA to have regional variation along the lines of the GMA. It may be appropriate, according to some, to address both climate change and housing issues differently in the ten “metropolitan counties” than in the rural counties.</p> <p>Tribal involvement in making regional policy (especially Countywide Planning Policies) was discussed at great length, including the fact that each Tribe would have to independently decided if they wanted to participate in the CPP process.</p>
Cycle for Updating & Dedicated Funding for Planning	<p>Local government and business associations supported changing from an 8-year update cycle to a 10-year cycle. However, a minority opinion countered that the merits of syncing with the Census</p>

Theme	Main Points of Discussion
	<p>calendar are overrated and that waiting an additional two years would delay needed action on urgent issues.</p> <p>A 10-year cycle with a 5-year check-in was discussed, but some argued that a 5-year check-in would create more work sooner than even the 8-year cycle. No agreement was reached on this.</p> <p>County and city associations objected to the prospect for unfunded mandates for new or continuing planning requirements.</p>
Housing	<p>Missing middle housing was the housing focus of this project. Some participants saw middle housing as an opportunity to increase supply and choice within Urban Growth Areas, but other parties were skeptical of a potential “one size fits all” approach and preferred the HB 1923-style process.</p> <p>There was no strong support for amending the GMA to make advisory WAC into binding ones.</p> <p>More data are needed to support nuanced approaches to providing more diverse housing options.</p>
Development Regulations & Permit Processes	<p>Desire to decrease uncertainty and delay in permitting.</p> <p>Proposals included state-mandated minimum residential densities within urban growth areas, greater reliance on the hearing examiner system, and increased consequences for local governments that fail to process permits in a timely fashion.</p> <p>Another idea was greater emphasis on updating local regulations to implement plans than constantly updating plans and policies.</p> <p>No widespread and/or strong support for any particular idea.</p>
Climate Change	<p>No agreement on recommendations despite interest in the subject.</p> <p>Acknowledgement that climate change is an issue that transcends several other seemingly separate issues, making it hard to make recommendations on climate that stand alone from land use, housing, transportation, and capital facilities, to name a few issues.</p> <p>When it became clear that a detailed climate change bill would be introduced in the 2021 session, the group determined that their time would be better spent on the issue when that bill was introduced than during these discussions.</p>

Theme	Main Points of Discussion
Municipal Annexation	<p>Although the issue was of great interest to several parties, they determined they would not have time during the truncated process to fully discuss and dissect the issue of annexations.</p> <p>In addition to county, city, and water and sewer districts associations, other units of government, including schools and fire service providers, should also be involved in future discussions.</p>

Figure 13: Key Discussions from Updating Washington’s Growth Policy Framework

The project did make four process recommendations:

First, consideration of changes to the Growth Policy Framework, and the regional and local plans and actions that are guided by it, is required. Such effort must be more inclusive and representative than what has been done to date. In addition to the stakeholder groups and Tribal governments who have taken part in this project, the Legislature must also assure the meaningful engagement of the voices, perspectives, and lived experiences of under-represented and unevenly burdened communities and people.

Second, the design of future phases of any collaborative work group process must be informed by the work that has gone before, but must also address the gaps and deficiencies of those earlier phases. For example, an agreed upon base of facts will be essential to the evaluation of alternatives, so adequate financial and institutional provision should be made to enable targeted research, data collection, objective and rigorous analysis.

Third, to implement the first two recommendations will require that adequate time be taken and sufficient resources be allocated by the State. A financial commitment at least on the scale of the 2020 Legislative budget proviso needs to be allocated in the 2021-2023 biennium to support this work. It would be appropriate to direct the funding to the Department of Commerce to work with other state agencies and retain the needed subject matter and process expertise to design and successfully facilitate the project. The objective should be to identify broadly supported reforms to the State’s Growth Policy Framework for action in the 2022 and 2023 legislative sessions.

Fourth, a key role must be played by the state’s elected leadership. This could take a number of forms. The options include a task force with four-corners legislative representation and/or a blue-ribbon commission with subject matter experts as well as the chairs and ranking members of appropriate Senate and House Committees. The Governor’s office could be directly represented and/or rely on the directors or their designees from state agencies including the departments of Commerce, Ecology, Transportation, Health, and Fish and Wildlife. Also invited to participate should be representatives of the Department of Natural Resources and any interested Tribal governments. (Source: Updating Washington’s Growth Policy Framework Final Report, page 36.)

Conclusions and Lessons Learned

Learning from this project and leveraging the work completed is an important step as Phase III moves forward. The following are some high-level observations and lessons learned from Updating Washington’s Growth Policy Framework.

Updating Washington’s Growth Policy Framework	Applicability to Phase III - Leveraging efforts/lessons learned
<p>The Framework project further refined the broad set of issues pulled forward by the Roadmap to Washington’s Future project. The six key themes include:</p> <ul style="list-style-type: none"> • Adaptive & Inclusive Planning at a Regional Scale • Cycle for Updating & Dedicated Funding for Planning • Housing • Development Regulations & Permit Processes • Climate Change • Municipal Annexation 	<p>Both of the recent projects provide a solid foundation from which to build. The recommendations within this report will be leveraged by the task force as recommendations are provided to the Legislature.</p>
<p>The project’s process recommendations focused on the need to continue the work and how that work should be done as inclusively as possible. Specific recommendations included focusing on the voices of people who are under-represented and unevenly impacted by growth policy decisions as well as an analysis of gaps in prior work.</p>	<p>Collaborative Roadmap Phase III is a direct outgrowth of the process recommendations of this report.</p>
<p>The project took place over a five month time period, and engagement was severely restricted by COVID-19. This resulted in project meetings with heavy participation (up to 100 participants). While this format provided a great arena to explore topics resulting from the Road Map to Washinton’s Future project, time for dialogue with those who wished to participate was limited.</p>	<p>The depth of engagement and processes for both of the recent projects has been leveraged as an engagement plan has been developed.</p> <p>Past projects provide an enormous head start as we engage with Tribes, the task force, interested groups, and the Legislature. We have been able to study what has worked well and what is necessary in order to assist in meeting the desired goals of the Legislature as articulated in the budget proviso.</p>

Figure 14: Updating Washington’s Growth Policy Framework Lessons Learned

Leveraging Legislative Efforts to Implement Recommendations

The Washington State Legislature’s website provides an abundance of information on bills. This includes those that have passed the Legislature and those that have been introduced but did not pass. The website provides a topical index of issues sorted by subject. This includes topics associated with the primary statutes being considered under the Phase III project.

Successful Legislation – 2020 and 2021 Legislative Sessions

Figure 15, below, provides links to those topic pages on the Legislature’s website and relevant bills that passed in 2020 and 2021, how they relate to recommendations from the Road Map and Framework projects, and how they relate to the primary statutes being considered as part of Phase III.

Bills by Topical category	2020 successful legislation	2021 successful legislation
Growth Management Act	<ul style="list-style-type: none"> • HB 2342 - Aligning the timing of comprehensive plan updates required by the growth management act with the timing of shoreline master program updates required by the shoreline management act. • HB 2343 – Concerning urban housing supply. Bill provides limits on residential parking requirements for low-income housing near transit and addresses action cities fully planning under the GMA are encouraged to take in order to increase residential building capacity. • HB 1923 – Provides cities grants to take actions to increase housing supply. • HB 2673 - Infill development is eligible for a city- or county-adopted categorical exemption from the State Environmental Policy Act if the government action relates to development that occurs 	<ul style="list-style-type: none"> • E2SHB 1220 – Comprehensive planning, emergency housing/shelters and transitional and permanent supportive housing, Housing Element, existing and projected needs inventory and analysis, providing affordable housing at all low-income levels • ESSB 5235 - Increasing housing units inventory by removing arbitrary limits on housing option • 2SSB 5368 - Encouraging rural economic development, review by Hearings Board, Interlocal agreements/annexations/annexation sales tax credit • ESSB 5118 - Juvenile offender community group care facilities as essential public facilities • HB 1335 - Concerning review and property owner notification of recorded documents with unlawful racial restrictions

	where current density and intensity of use is roughly equal to what is called for in a planning jurisdiction's comprehensive plan.	
Land Use Planning and Development		<ul style="list-style-type: none"> • SB 5225 - Concerning direct appeals to the court of appeals of cases brought under the administrative procedure act and the land use petition act
Shorelines and Shoreline Management		<ul style="list-style-type: none"> • SB 5381 - Addressing fish passage project permit streamlining

Figure 15: Successful legislation during 2020 and 2021 sessions

Pending Legislation – 2021 Legislative Session

Legislation that did not pass during the 2021 session provides a solid foundation on which recommendations for the 2022 session can be built. While it is expected that members of the Legislature and task force will have additional recommendations beyond the draft legislation as currently proposed and may have recommendations for changes to existing bills, leveraging this past work will be important. Building on this existing proposed legislation, as outlined in Figure 16, is also important because of the short timeframe in which to engage the task force and complete project deliverables prior to the 2022 session.



Figure 16: Relationship between past bills and 2022 legislative session.

Figure 17, next page, provides a comprehensive overview of bills from the 2021 legislative session that may be considered by the task force leading up to the 2022 legislative session. The table focuses on bills related to recommendations from the Road Map and Framework projects and the primary statutes related to the growth policy framework that is the subject of Phase III. The Bills included are those which at least received a hearing during the last session.

2021 Legislative Session - Overview of Relevant Legislation			
Bill Subject	Bill Number	Bill Summary	Bill Report
Growth Management			
Agricultural, forest, or mineral resource lands. Concerning the effective date of certain actions taken under the growth management act	SB 5042	The effective date of an action that expands a UGA; removes the designation of agricultural, forest, or mineral resource lands; creates or expands a LAMIRD; establishes a new fully contained community; or creates or expands an MPR is the later of the following dates: 60 days after the date of publication of notice of adoption of the comprehensive plan, development regulation, or amendment to the plan or regulation, implementing the action; or if a petition for review to the Growth Management Hearings Board is timely filed, upon issuance of the board's final order.	SB 5042 Report
Comprehensive planning, climate change	HB 1099	Adds a goal of climate change mitigation to the listed goals of the Growth Management Act (GMA). Adds a climate change and resiliency element to the list of elements that must be included within the comprehensive plans certain counties and cities must adopt under the GMA. Requires the Department of Commerce (Commerce), in consultation with other state agencies, to publish guidelines that specify a set of actions counties and cities have available to take related to greenhouse gas (GHG) emissions reductions and vehicle miles traveled (VMT) reductions. Requires the climate change and resiliency element of the comprehensive plan of certain counties and cities to identify actions the jurisdiction will take, consistent with guidelines adopted by Commerce, to reduce GHG emissions and VMT. Requires the climate change and resiliency element of the comprehensive plan of certain counties and cities to address the adverse impacts of climate change on people, property, and ecological systems. Specifies the process by which the GHG emissions reduction subelement of the climate change and resiliency element takes effect. Requires Commerce to adopt guidance that creates a model climate change and resiliency element. Requires the Department of Ecology to update its Shoreline Master Program guidelines to require Shoreline Master Programs to address the impact of sea level rise and increased storm severity. Adds consideration of climate change impacts to the list of elements that must be contained in optional comprehensive flood control management plans	HB 1099 (Bill report for E2SHB 1099)
Comprehensive planning, compensatory mitigation,	HB 1117	Adds salmon recovery as a goal under the Growth Management Act (GMA). Requires the land use element of comprehensive plans adopted under the GMA to include a strategy that achieves net ecological gain of salmon habitat. Requires the capital	HB 1117 (Bill report for E2SHB 1117)

2021 Legislative Session - Overview of Relevant Legislation			
Bill Subject	Bill Number	Bill Summary	Bill Report
mitigation hierarchy, and net ecological gain		facilities element and transportation element of comprehensive plans adopted under the GMA to include a schedule for elimination of all identified fish passage barriers. Requires the Department of Fish and Wildlife to adopt rules that establish criteria for net ecological gain which certain counties and cities must meet through adoption of comprehensive plans.	
Salmon/anadromous fish, preservation/enhancement in critical areas under GMA	SB 5306	Requires the Department of Fish and Wildlife to adopt conservation and restoration guidelines to assist counties and cities in the preservation and enhancement of anadromous fisheries, as part of designating and protecting critical areas under the Growth Management Act. Requires counties and cities to review and update critical areas policies and development regulations to implement the guidelines.	SB 5306 report
Comprehensive planning, county/regional, Indian Tribe participation/coordination agreements and consultations: Comprehensive plans and shoreline master programs, review/revision schedules coordination Comprehensive plans, implementation work programs and progress reports	HB 1241	Increases the review and revision cycle for comprehensive plans and Shoreline Master Plans from eight to ten years. Requires certain counties and cities to submit an implementation progress report with certain required information to the Department of Commerce (Commerce) five years after reviewing and revising a comprehensive plan. Requires counties, cities, and other local governments to consult with federally recognized Tribes during the planning processes under the Growth Management Act upon receipt of notice from the Tribes that they are planning or would like to plan, and requires planning and coordination with Tribes on certain aspects of a comprehensive plan. Requires Commerce to provide services to facilitate the timely resolution of disputes between a federally recognized Indian Tribe and a city or county.	HB 1241 (Bill report for ESHB 1241)
Comprehensive planning, housing	HB 1232	Requires cities and counties planning under the Growth Management Act (GMA) to plan for single-family residences such as detached dwellings, duplexes, triplexes, and townhomes within urban growth areas (UGAs) in the housing element of the comprehensive plan. Requires cities and counties that do not plan for each specified	HB 1232 (Bill report for ESSB 1232)

2021 Legislative Session - Overview of Relevant Legislation			
Bill Subject	Bill Number	Bill Summary	Bill Report
		housing type, including single-family residences such as detached dwellings, duplexes, triplexes, and townhomes within the UGA, to provide how the county and the cities within the county will meet existing and projected housing needs. Exempts counties and cities not subject to the buildable lands program from certain GMA requirements related to planning and consideration of duplexes, triplexes, and townhomes within the UGA if the county or city adopts certain findings related to lack of infrastructure support. Requires countywide planning policies to be updated before the deadline to update a comprehensive plan	
Comprehensive planning, housing	SB 5189	Authorizes a person to apply for an American Dream home permit through December 31, 2031 to encourage development of single family homes for low-income households. Limits permit fees to \$1,250 and exempts impact fees on the development of American Dream Homes. Distributes the state portion of certain sales and use taxes from the construction of American Dream Homes to counties and cities. Provides builders of an American Dream Home a 4 percent business and occupation tax credit on the sale price of the home.	SB 5189 report
Comprehensive planning, housing	SB 5269	Requires all Growth Management Act planning jurisdictions to allow for multifamily housing units in areas zoned for single-family residential use within urban growth areas (UGAs). Requires certain parking units per lot size or dwelling unit within a UGA. Includes the general value increase of property conversions to multifamily housing units in the calculation of the property tax revenue limit.	SB 5269 report
Incentives for ADU's in Urban Growth Areas	HB 1337	Provides that cities and counties that adopt specified policies regarding accessory dwelling units may qualify for a distribution from the accessory dwelling unit incentive account. Distributions from the accessory dwelling unit incentive account are based on the number of qualifying new accessory dwelling units constructed after the regulations are adopted. Provides for the transfer from the General Fund of \$1,000,000 each fiscal year to be used for distributions, with any remainder to be returned to the General Fund at the end of the fiscal year.	HB 1337 report
ADU's outside of Urban Growth Areas	HB 1298	Excludes accessory dwelling units located outside urban growth areas from the calculation of housing density in that area if certain local development regulations regarding accessory dwelling units are imposed.	HB 1298 report

2021 Legislative Session - Overview of Relevant Legislation			
Bill Subject	Bill Number	Bill Summary	Bill Report
Increasing housing supply through the growth management act and housing density tax incentives for local governments	HB 1157	Authorizes counties and cities to establish a real estate excise tax density incentive zone within urban growth areas and provides for the distribution of state real estate excise tax revenues within such incentive zones.	HB 1157 (Bill report for 2SHB 1157)
Facilitating transit-oriented development and increasing housing inventory	SB 5312	Authorizes the use of appropriations to the Growth Management Planning and Environmental Review Fund to fund grants to cities to pay for certain planning-related costs related to transit-oriented development, including subarea plans and environmental impact statements. Requires the Department of Commerce to prioritize applications for grants to facilitate transit-oriented development to maximize certain specified objectives in the area covered by the grant proposal. Changes the date, from April 1, 2021, to April 1, 2025, by which cities must take certain actions related to increasing housing supply in order to be eligible to apply to the Department of Commerce for planning grants from the Growth Management Planning and Environmental Review Fund	SB 5312 (Bill report for HB 5312)
Concerning the approval of building permits	SB 5380	Directs the Department of Commerce to work with affected stakeholders to evaluate local government project review and permit timelines and provide recommendations for streamlining the permit issuance process by December 1, 2021.	SB 5380 report
Fish and wildlife habitat conservation areas, designating, using best available	SB 5314	Provides a definition for best available science and modifies the best available science to be used and considerations to be made in designating and protecting critical areas. Allows planning jurisdictions to develop a written record to demonstrate that the best available science has been included and allows planning jurisdictions to retain an expert witness in reviews before the Growth Management Hearings Board (GMHB). Adds a new method to establish GMHB standing for a person who (1) owns property within the boundaries of the relevant Growth Management Act (GMA) planning jurisdiction, (2) is or is likely to be prejudiced by the contested action, and (3) will suffer actual injury if the action is upheld.	SB 5314 report

2021 Legislative Session - Overview of Relevant Legislation			
Bill Subject	Bill Number	Bill Summary	Bill Report
Rural development, limited areas of more intensive development	HB 1233	Allows a county to provide for limited areas of more intensive rural development (LAMIRDs) and to determine what development and redevelopment is consistent with the character of the existing area through local development regulations. Allows a county to delineate the logical outer boundary of a more intensive area of rural development based on various factors, and requires consideration of the needs of the rural community and the distance to the nearest urban growth area where services can be contained when setting the boundary. Allows a local government to connect two separate LAMIRDs and to expand the logical outer boundary for the LAMIRDs established prior to July 1, 2021, in order to serve the needs of the rural population. Requires that new planning for an LAMIRD should rectify systematic equity violations imposed on disadvantaged communities and should provide incentives for the redevelopment and revitalization of existing buildings and infrastructure that have fallen into disuse.	HB 1233 Report
Rural development, limited areas of more intensive development	SB 5275	Allows development and redevelopment in terms of building size, scale, use, or intensity within a limited area of more intensive rural development if all existing providers of public facilities and services confirm that there is sufficient capacity to serve the new or increased demand from the development. Requires commercial development or redevelopment within a mixed-use area of a limited area of more intensive rural development to be primarily designed to serve the needs of the rural population, and sets limits on the size of retail or food service spaces within such development.	SB 5275 (Bill report for ESSB 5275)
Land Use Planning and Development – several bills under this topic heading were also under the GMA heading above. Where they are listed in both topic headers, they are not repeated			
Building permits applications submitted	SB 5243	Provides that any building permit applications submitted with plans or specifications signed by a professional engineer or architect must be deemed complete by the city	SB 5243 report

2021 Legislative Session - Overview of Relevant Legislation			
Bill Subject	Bill Number	Bill Summary	Bill Report
with engineered plans deemed complete		or county building department with authority. Allows the building department to review the application for general compliance with the zoning or other land use control ordinances in effect, but it may not impose substantial modifications or conditions on such submittals.	
Environment - several bills under this topic heading were also under the GMA heading above. Where they are listed in both topic headers, they are not repeated			
SEPA, exemptions, temporary shelters or transitional encampments for homeless	SB 5428	Exempts permit actions to site a temporary shelter or transitional encampment for people experiencing homelessness from State Environmental Policy Act requirements.	SB 5428 report
Shorelines and Shoreline Management – all bills under this topic heading were also under the GMA heading above.			
Subdivisions - all bills under this topic heading were also under the GMA heading above.			

Figure 17: Overview of Relevant Legislation from 2021 Legislative Session



Appendix A –A Road Map to Washington’s Future Recommendations

A Road Map to Washington’s Future - Recommendations and Analysis			
Topic/Issue Area	Issue	Statutes/Rules	Report Recommendations
"One Size Fits All"	One size does not fit all - needs of urban and rural different. GMA benefits urban and hurts rural.	WAC 365-196-426	Tailor any future reforms to the GMA or other parts of the planning framework to fit the respective needs of the urban and rural regions and/or let rural counties opt out entirely.
"One Size Fits All"	One size does not fit all - needs of urban and rural different. GMA benefits urban and hurts rural.	WAC 365-196-426	"GMA 2.0 aka GMA Light" - less frequent plan update cycles, allowances for new uses in rural areas, greater flexibility in LAMIRD boundaries/uses, partnerships between Tribes and small towns for economic development flexibility
"One Size Fits All"	One size does not fit all - Local plans have to align with state policies but states aren't involved in the Growth Management Hearing Board (GMHB)	WAC 365-196-426	Have the state's role be more proactive like it is with the Shoreline Management Act, where the state administers GMA, provides grants and technical assistance, adopts binding administrative rules, and final approval authority. Additionally, the state bears the cost of defending the plan if it is appealed to the GMHB ("safe harbor").
Tax Structure & Revenue Generation	Inadequate tax structure to fund the GMA		Transformational reform to the state tax structure and greater revenue-generating options for local municipalities
Tax Structure & Revenue Generation	Too few primary revenue streams		Evaluate tools and approaches used in other states, like regional tax base sharing, tax increment financing, value-added, personal/corporate income taxes.
Tax Structure & Revenue Generation	Too few primary revenue streams		Enable Tax Increment Financing (TIF).
Tax Structure & Revenue Generation	Too few primary revenue streams		Change bond thresholds for school district, capital facilities, and other bonds - make all 50%.

Topic/Issue Area	Issue	Statutes/Rules	Report Recommendations
Tax Structure & Revenue Generation	Lack the fiscal and staff capacity to meet demands of compounding, complex regulatory requirements		Fund the work to update code standards and design guidelines - more technical assistance & grants. Deliver on "Phase 2" to align local government funding with the cost of planning & implementation.
Alignment & Coordination of State Laws with Planning	state agency plans and actions are not consistent with local comprehensive plans and countywide planning policies	GMA, SEPA, Planning & Enabling Act, Forest Practices Act	Overall state-led strategy is needed to focus on aligning state laws and support coordination across state agencies. Identify & reconcile gaps, ambiguities, & conflicts.
Alignment & Coordination of State Laws with Planning	misalignment between GMA and annexation statutes leading to financial & political barriers	RCW 35.13, RCW 36.70A	Annexation processes need to be streamlined. Priorities in statutes need to be clarified and better aligned.
Alignment & Coordination of State Laws with Planning	SEPA & GMA are misaligned, SEPA being misused at a project permit scale which conflicts with zoning and local comp plans		Change the threshold for exemption from SEPA review.
Housing	lack of affordable housing and homeownership - being priced out of neighborhoods		Create better data and analysis of housing collected statewide to provide to local governments.
Housing	lack of affordable housing and homeownership - being priced out of neighborhoods		Treat affordable housing as public infrastructure.
Housing	lack of affordable housing and homeownership - being priced out of neighborhoods		Mandate minimum urban densities.

Topic/Issue Area	Issue	Statutes/Rules	Report Recommendations
Housing	lack of affordable housing and homeownership - being priced out of neighborhoods		Remove regulatory barriers and incentivize Accessory Dwelling Unit (ADU), cottage, container, and modular home construction.
Housing	lack of affordable housing and homeownership - being priced out of neighborhoods		Incentivize cities and counties to allow for more density near transit and commercial districts.
Housing	Housing & Transportation disconnected - long commutes due to unaffordable housing where people work		Additional and better fiscal tools are needed to help address the unmet needs for affordable housing.
Housing	short-term rentals or second vacation homes/Airbnb hurt housing stock		Evaluate excess public land that could be used to build workforce housing.
Housing	rising housing costs, treatment of housing as a commodity, loss of low-cost housing contributes to homelessness crisis		Amend the housing goal of the GMA to replace "encourage" with "require" with respect to providing housing needs for all populations.
Housing	lack of middle-income housing increasing competition for affordable units and displacing lower income households		Through GMA, require housing targets in countywide planning policies and comprehensive plans be implemented by reasonable measures to increase supply of housing variety of residential densities and housing types.
Housing	housing growth planning framework is limited to county borders	WAC 365-196-410	Implement housing requirements under GMA at a regional scale.
Housing	permit counters understaffed - contribute to		Provide funding for permit staff to local governments.

Topic/Issue Area	Issue	Statutes/Rules	Report Recommendations
	delay and cost of permit process		
Housing	poorly written land use regulations	WAC 365-196-410	In UGAs, prohibit exclusionary housing practices like large lot zoning, deliberately under-sized utilities, onerous permit processes, and rolling back-to-back building moratoria.
Housing	multi-family housing - shortage of units and no enforcement of countywide planning policies related to MF development codes/service standards		improve Multi-Family Property Tax Exemption Program by extending the duration of the program, decreasing the population threshold, and extending past 12-year duration.
Housing	multi-family housing - shortage of units and no enforcement of countywide planning policies related to MF development codes/service standards		Discussion and analysis are needed to better understand the issues surrounding condominium building throughout the state and to identify ideas and creative solutions to better encourage condominium building.
Housing	community resistance to residential infill		Require local governments to remove regulatory barriers to new housing projects, particularly residential infill in UGAs.
Housing	community resistance to residential infill		Enable environmental and community character to be maintained through appropriate development and design standards, urban forestry stewardship plans, concerted efforts to protect critical areas and shorelines, and infrastructure improvements.
Economic Development	lack of state resources to attract private investments and grow opportunities for econ. Development		More Ports protection - protect from incompatible adjacent land uses. Prioritize freight mobility.

Topic/Issue Area	Issue	Statutes/Rules	Report Recommendations
Economic Development	challenge of agriculture economies transitioning to more automation and less small farms		Investments in the rural road and short line rail networks vital to freight connections, and state technical assistance and economic development programs to grow jobs in small towns and communities.
Economic Development	communities struggling to create living-wage jobs, attract health care providers and educations, and retain young people		State investment and regulatory reforms for bringing broadband access to rural areas.
Economic Development	too much growth concentrated in Seattle		Statewide economic strategy to redistribute growth - capital investment, agency programs, tax policy, and other incentives.
City, County, & State Coordination w/Tribal Govts	no guidance or foundation how to involve Tribes in countywide planning process		Develop policy for early Tribal participation in decision-making & ensure decisions affecting Tribal reserved rights require free, prior, and informed consent.
Climate Change & Natural Disasters	lack of climate change and climate impacts in current growth planning framework - no integration with hazard/emergency management planning		Update growth planning framework to address mitigating or adapting to impacts of a changing climate. Require govt entities such as WSDOT, RTPOs, counties, cities, to establish climate strategies and goals.
Climate Change & Natural Disasters	State's adopted schedule and targets to reduce greenhouse gas emissions are not integrated with growth planning framework		Add 15th planning goal to the GMA to address climate change.
Climate Change & Natural Disasters	State's adopted schedule and targets to reduce greenhouse gas emissions		Add "resilience" as a comp plan element.

Topic/Issue Area	Issue	Statutes/Rules	Report Recommendations
	are not integrated with growth planning framework		
Annexation Laws & Practices	cost and revenue generation challenging		Incentives for cities to annex areas that are best served by city infrastructure, while also providing counties with the funds to promote annexation of unincorporated urban areas.
Annexation Laws & Practices	annexing only greatest revenue areas leaves gap for county of residential and burden of cost for infrastructure		<p>Renew the annexation sales and use tax.</p> <p>Better collaboration between cities and counties needed and cost sharing agreements.</p> <p>Eliminate 1% cap on property taxes.</p>
Annexation Laws & Practices	petition method for bringing part of a UGA into city limits can create arbitrary annexation boundaries		<p>A review is needed to identify and address barriers preventing annexation.</p> <p>Boundary Review Board should have no jurisdiction when shared tax revenue agreement exist.</p>
Annexation Laws & Practices	lack of clarity when it comes to GMA, annexation laws, and special purpose districts		<p>When annexation includes areas served by special districts - the special district and city enter into an interlocal agreement - maybe include county too.</p> <p>Sync UGA and annexation laws so if a UGA is expanded, the affected land would automatically be annexed.</p>
Economically Viable Natural Resource Industries	low viability of agriculture - hard for small and mid-sized farms to maintain an economically viable farm business		Greater flexibility, more voluntary and incentive driven options based on outcomes, as opposed to regulations focused on compliance - more programs like Voluntary Stewardship Program.

Topic/Issue Area	Issue	Statutes/Rules	Report Recommendations
Economically Viable Natural Resource Industries	compounding of regulations is burdensome		Allow ancillary uses to be co-located on agricultural lands, i.e., fruit stands, agricultural tourism.
Economically Viable Natural Resource Industries	compounding of regulations is burdensome		Ease regulatory processes and less difficult permitting
Economically Viable Natural Resource Industries	loss of forest lands and farms to development		Greater efforts being made by counties to appropriately designate agricultural lands of long-term commercial significance or statewide regulatory system to ensure long-term economic viability of natural resource industries.
Economically Viable Natural Resource Industries	climate change negatively impacting natural resource industries		More water storage needed.
Economically Viable Natural Resource Industries	climate change negatively impacting natural resource industries		The State should prioritize and fund improvements to restore fish habitat and healthy streams.
Transportation & Other Infrastructure	inconsistent multimodal data collection		Improve funding mechanisms for increased mobility and transportation choices.
Transportation & Other Infrastructure	little to no coordination between state, regional, and local transportation projects		RTPOs and WSDOT should use multimodal performance measures for state highways and ferry routes.

Topic/Issue Area	Issue	Statutes/Rules	Report Recommendations
Transportation & Other Infrastructure	little to no coordination between state, regional, and local transportation projects		Local governments, RTPOs, and WSDOT develop regionally consistence performance measures, monitor & evaluate data, and be provided funding to do so.
Transportation & Other Infrastructure	missing link between transportation and land use decision in state level planning		State should allow, encourage, and assist with the design of complete streets for state highways serving as main streets.
Transportation & Other Infrastructure	missing link between transportation and land use decision in state level planning		Statewide transportation strategy to connect climate change adaptation, economic, environmental, and human health.
Transportation & Other Infrastructure	no clear framework for coordination and consistency between the state, RTPOs, & transit service providers in regional planning		Integrate six chief goals of the Washington Transportation Plan in the GMA planning goals
Transportation & Other Infrastructure	state transportation facilities exempt from GMA growth concurrency while local and county agencies are not		Develop mechanisms like concurrency for the state so facilities are provided concurrent with development
Transportation & Other Infrastructure	mitigation fee/impact fee collection is not enough to cover impact costs and can't be pooled overtime		Allow WSDOT to collect impact fees for highway improvements from a developer directly.
Transportation & Other Infrastructure	no clear framework for coordination and consistency between the		More funding for RTPOs.

Topic/Issue Area	Issue	Statutes/Rules	Report Recommendations
	state, RTPOs, & transit service providers in regional planning		
Transportation & Other Infrastructure	no statutory requirement to include Tribal governments in transportation planning and have RTPO representation		Adopt State policy including Tribal governments in RTPOs.
Transportation & Other Infrastructure	gap between freight needs and resources		Adopt policies for adequate freight truck parking supply.
Transportation & Other Infrastructure	gap between freight needs and resources		Provide resources to local governments to include State's freight planning recommendations in their local comprehensive plans
Transportation & Other Infrastructure	broadband access in rural areas and coastal communities is insufficient		State supported resources to improve cell service and develop broadband infrastructure.
Ecosystem Protection	natural ecosystems are in decline		Adopt rigorous and uniform critical area regulation to serve State's interest.
Ecosystem Protection	recovery of Puget Sound health failing		Adopt rigorous and uniform critical area regulation to serve State's interest.
Ecosystem Protection	critical area protection efforts are fragmented, uncoordinated, and inconsistent		Adopt rigorous and uniform critical area regulation to serve State's interest.
Ecosystem Protection	enviro protection efforts can disturb Tribal cultural sites and resources		Ecosystem protection should be based on net gain principle.

Topic/Issue Area	Issue	Statutes/Rules	Report Recommendations
Ecosystem Protection	uneven distribution of resources, technical assistance, and projects cross the state - too much focus on Puget Sound area		Monitoring and evaluation must show policies are effective.
Enforcement & Dispute Resolution	appeal process to expensive and cumbersome - GMHB does not follow Superior Court rules		Appeals should go directly to Superior Court - skip the GMHB.
Enforcement & Dispute Resolution	filing petitions for appeals burdensome		State should review GMA plans and regulations - similar to how Ecology reviews SMPs where residents can provide comments during the review process.
Enforcement & Dispute Resolution	appeal process to expensive and cumbersome - GMHB does not follow Superior Court rules		Commerce should develop "safe harbor" model ordinances for local governments to optionally adopt and not subject to appeals.
Equitable Growth Planning & Implementation	gap between growth management policy and social/racial disparities		Develop equitable growth planning strategies through new policies and measures.
Equitable Growth Planning & Implementation	gap between growth management policy and social/racial disparities		Growth planning framework should include goals that ensure people/communities/local businesses stay in their neighborhoods.
Equitable Growth Planning & Implementation	gap between growth management policy and social/racial disparities		Better partnerships needed between government and private sector.

Topic/Issue Area	Issue	Statutes/Rules	Report Recommendations
Strategic Water Planning	water element missing from growth management framework		Statewide water strategy and regional watershed plans.
Strategic Water Planning	"Hirst" law created uncertainty about Tribal senior water rights		Establish the amount of senior water rights clearly.
Regional Planning	growth management framework addresses issues on a jurisdiction-by-jurisdiction basis rather than cross-jurisdictions		Provide state funding to support RTPOs as transportation and beyond regional agencies.
Regional Planning	RTPOs have potential to be solution but lack funding and statutory authority		Provide state funding to support RTPOs as transportation and beyond regional agencies.
Regional Planning	counties rarely include Tribal governments in countywide planning policies		Adopt policies to encourage Tribal participation in regional/countywide planning.
Monitoring & Evaluation	no requirement or guidance about what or how to measure the performance of a comp plan in implementing goals and policies		install model performance measurement system.
SEPA	SEPA process and checklist outdated		Consider raising exemption threshold or reform SEPA
Coordination with Special	excluding special purpose districts from GMA creates confusion and competition		

Topic/Issue Area	Issue	Statutes/Rules	Report Recommendations
Purpose Districts			
Coordination with Special Purpose Districts	disconnect between land use planning and infrastructure funding		Statutes governing water & sewer districts make clear their long-range capital facilities plans must be consistent with the population projections and designed to serve land use policies of the cities/counties where they are located.
Coordination with Special Purpose Districts			Utility service on a regional scale rather than individual city.
Coordination with Special Purpose Districts	inconsistent statutes - GMA requires 20 years of projected growth while utility district statutes go beyond 20 years		Align the statutes to have same time horizons.
Coordination with Special Purpose Districts	Ports are not included meaningfully		Integrate ports into GMA planning as an element.
Coordination with Special Purpose Districts	Port activities are larger in scale and intensity differs from other parts of cities		Authorize Ports to adopt their own land use and building codes.
City, County, and State Coordination w/Military Installations	no official mandate for coordinating local govts and military installation planning efforts		Amend the GMA to give notice to military when land use changes or projects are proposed adjacent to military airfields/installations.

Topic/Issue Area	Issue	Statutes/Rules	Report Recommendations
City, County, and State Coordination w/Military Installations	no official mandate for coordinating local govts and military installation planning efforts		Commerce funds to provide a liaison between local governments, State elected officials, and military leadership.
Leadership, Engagement, & Accountability	growth planning framework is too complicated for engagement - disconnect between planning and personal interests		Include civics in K-12 curriculum.
Leadership, Engagement, & Accountability	growth planning framework is too complicated for engagement - disconnect between planning and personal interests		Train State and local govt elected officials on GMA - and continuously.
Leadership, Engagement, & Accountability	lack of accountability - no requirement to implement		State enforcement of GMA and assist in the implementation of plans.
Leadership, Engagement, & Accountability	lack of accountability - no requirement to implement		Funding for additional planning capacity.
Development Regulations & Permit Processes	permit process time is too long		Standard for appeals needs to be higher to discourage frivolous appeals.
Development Regulations & Permit Processes	permit process time is too long		More permits of "right" rather than quasi-judicial - no public hearing if application complies with all local and state requirements.

Topic/Issue Area	Issue	Statutes/Rules	Report Recommendations
Density & Community Character	growth planning framework does not take into account sense of place		Streamline design-based regulations.
Density & Community Character	Rural five-acre minimum default not working		GMA should relook at what constitutes viable agricultural acreage to account for changes in last 30 years.
Density & Community Character	density regulations unclear		Establish "bright lines" in law or administrative rule for minimum and maximum densities.
Integrating Health Into Growth Planning	growth planning framework does not address unequal health outcomes		Incorporate determinants of human health, i.e., physical environment, into growth planning.
Integrating Health Into Growth Planning	growth planning framework does not address unequal health outcomes		Add Public Health & Wellbeing element.
Integrating Health Into Growth Planning	growth planning framework does not address unequal health outcomes		State, regional, local governments need to incorporate environmental justice into transportation and land use planning decisions.
Integrating Health Into Growth Planning	growth planning framework does not address unequal health outcomes		More complete streets funding needed.
Integrating Health Into Growth Planning	growth planning framework does not address unequal health outcomes		Regional and State food policy development and implementation - access to healthy food for all, support farmer's markets, prevent hunger and food insecurity.

Topic/Issue Area	Issue	Statutes/Rules	Report Recommendations
Comprehensive Plan Update Cycles & Time Horizons	current update cycles for comp plans and other plans are misaligned		Lengthen comp plan update cycle to 10 years to sync with U.S. decennial census.
Comprehensive Plan Update Cycles & Time Horizons	20-year time horizon too short		Consider 50-year or longer time horizons.
Urban Growth Areas	inconsistent methodology in determining supply of buildable land		Develop a phasing strategy to concentrate growth appropriately.
Urban Growth Areas	overly large, unincorporated UGAs conflict with GMA		Expand UGA acreage in trade for financing and develop high-value habitat sites.
Urban Growth Areas	overly large, unincorporated UGAs conflict with GMA		Delay the timing of the effectuation of a large UGA expansion until after time for filing a GMA appeal lapses.



Appendix B – Updating Washington’s Growth Policy Framework Discussion Items

Updating Washington's Growth Policy Framework Discussion Items		
Topic/Issue Area	Issue	Report Recommendations Discussed (No formal topical recommendations)
Adaptive & Inclusive Planning at a Regional Scale	lack of regional context in addressing issues	Systems thinking approach - formally support regional planning
Adaptive & Inclusive Planning at a Regional Scale	One size does not fit all - every WA region is different with different planning needs	Adopt "adaptive planning at a regional scale"
Adaptive & Inclusive Planning at a Regional Scale	One size does not fit all - same 10 counties have highest carbon emissions and biggest housing crisis in state	Include "metropolitan counties" as term with different planning requirements than other counties not "metro"
Adaptive & Inclusive Planning at a Regional Scale	need for Tribal inclusion in regional policy creation and planning framework	Mandate counties/local govts must include Tribes early in consultation
Cycle for Updating & Dedicated Funding for Planning	comp plan updates out of sync with U.S. Decennial Census	Shift from 8-year cycle to 10-year cycle for comp plan updates
Cycle for Updating & Dedicated Funding for Planning	state grants have dwindled while growth and new duties have increased	New regulations and mandates must be funded

Topic/Issue Area	Issue	Report Recommendations Discussed (No formal topical recommendations)
Cycle for Updating & Dedicated Funding for Planning	no specific guidance how to achieve compliance with GMA if GMHB finds local govt noncompliant	Enable local govts to voluntarily ask for and receive more direct technical advice on meeting GMA requirements
Cycle for Updating & Dedicated Funding for Planning	Counties and cities have far less fiscal capacity to maintain existing levels of regional and local services than they did thirty years ago.	new regulations and mandates must be funded
Housing	growing gap between housing costs and incomes	Statewide strategy to gather data and measure potential increase of housing supply under different approaches
Housing	lack of "middle" housing (duplexes, courtyard apts., etc.)	Reform zoning to be less exclusionary of middle housing
Development Regulations and Permit Processes	Development regulations and permit processes need reform	State mandates for minimum residential densities within urban growth areas
Development Regulations and Permit Processes	Development regulations and permit processes need reform	Create consequences for local govts failing to process and issue a permit in a timely fashion
Development Regulations and Permit Processes	Development regulations and permit processes need reform	Update development regulations to implement comp plan policies
Climate Change	gap between growth planning framework and adaptation to climate change	Legislative requirement for state, regional, and local govt action while being mindful of cost and uncertainty/appeals (HB 2609)
Municipal Annexation	annexation policy has unclear governance roles, needs equitable and effective revenue allocation	Conduct more participation outreach regarding updating municipal annexation policies/laws